File #:	**1212**
Date:	**August 11, 2025**

Midhurst Landowner Group
c/o Daniel Steinberg, Loopstra Nixon, Group Trustee
135 Queens Plate Drive, Suite 600
Toronto, ON, M9W 6V7

Dear Mr Steinberg:

Re: **Bayfield Corridor Servicing, Midhurst**

As requested, we have prepared the following high-level assessment of external water and sanitary servicing costs for the Bayfield Corridor lands at the southern limit of Midhurst.

The attached figures identify the water and wastewater servicing infrastructure assumed to be required to service the Bayfield Corridor lands.

Vertical servicing costs (treatment, pumping, storage) were provided by Ty Lin.

Part A	**External Servicing - Water**		
1	Two wells, Pump House, Pumps and Instruments		$2,000,000
2	Premium for 250 mm Raw Watermain Upsize (vs. 200 mm)		$550,000
3	Water Treatment Plant Upgrades Incl. Three reservoirs & High Lift Pumps No further WTP upgrades required		$18,000,000
4	Treated watermain (WTP to Bayfield Corridor) (450 mm dia.)		$7,800,000
		Water Subtotal	$28,350,000
Part B	**External Servicing - Sanitary**		
5	600 mm dia. Conc Sanitary Sewer		$2,950,000.00

6	Sewage Pumping Station	$8,000,000
7	200 mm forcemain (Bayfield Corridor to Carson)	$2,700,000.00
8	Wastewater Treatment Plant Upgrades (not required)	$0
	Wastewater Subtotal	$13,650,000
	Subtotal	$42,000,000
	Contingencies (25%)	$10,500,000
	Subtotal with Contingencies	$52,500,000
	Soft Costs (25%)	$13,125,000
	TOTAL HIGH-LEVEL ESTIMATED COST	**$65,625,000**

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

SCS Consulting Group Ltd.

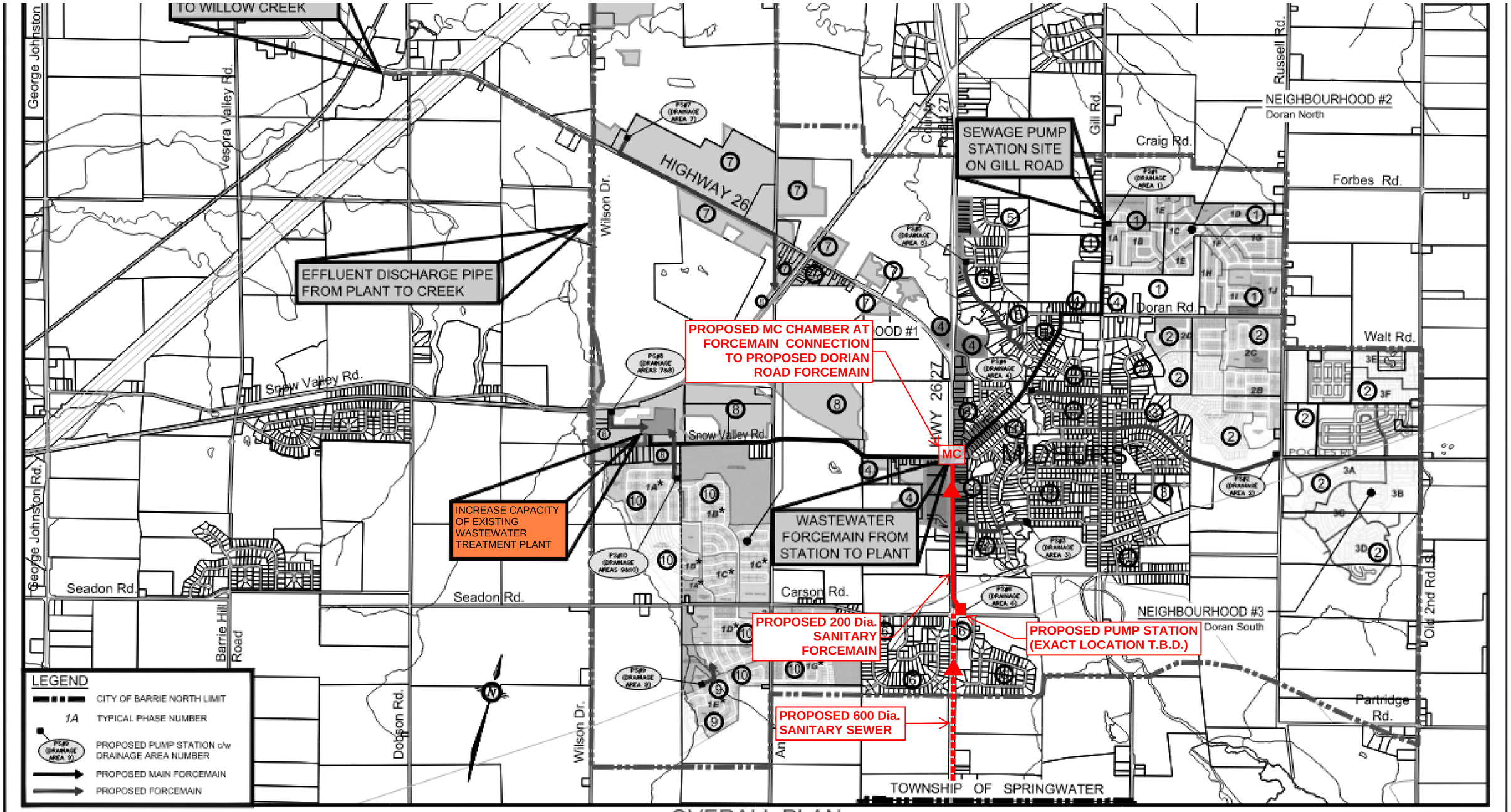
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Steve Schaefer, P. Eng.
Principal
sschaefer@scsconsultinggroup.com

Attachments

Water and Sanitary Servicing Figures

P:\1212 Midhurst Growth Study\Correspondence\Letters\Loopstra Nixon-sms-Bayfield Corridor Servicing -2025 08(Aug) 11.docx



OVERALL PLAN

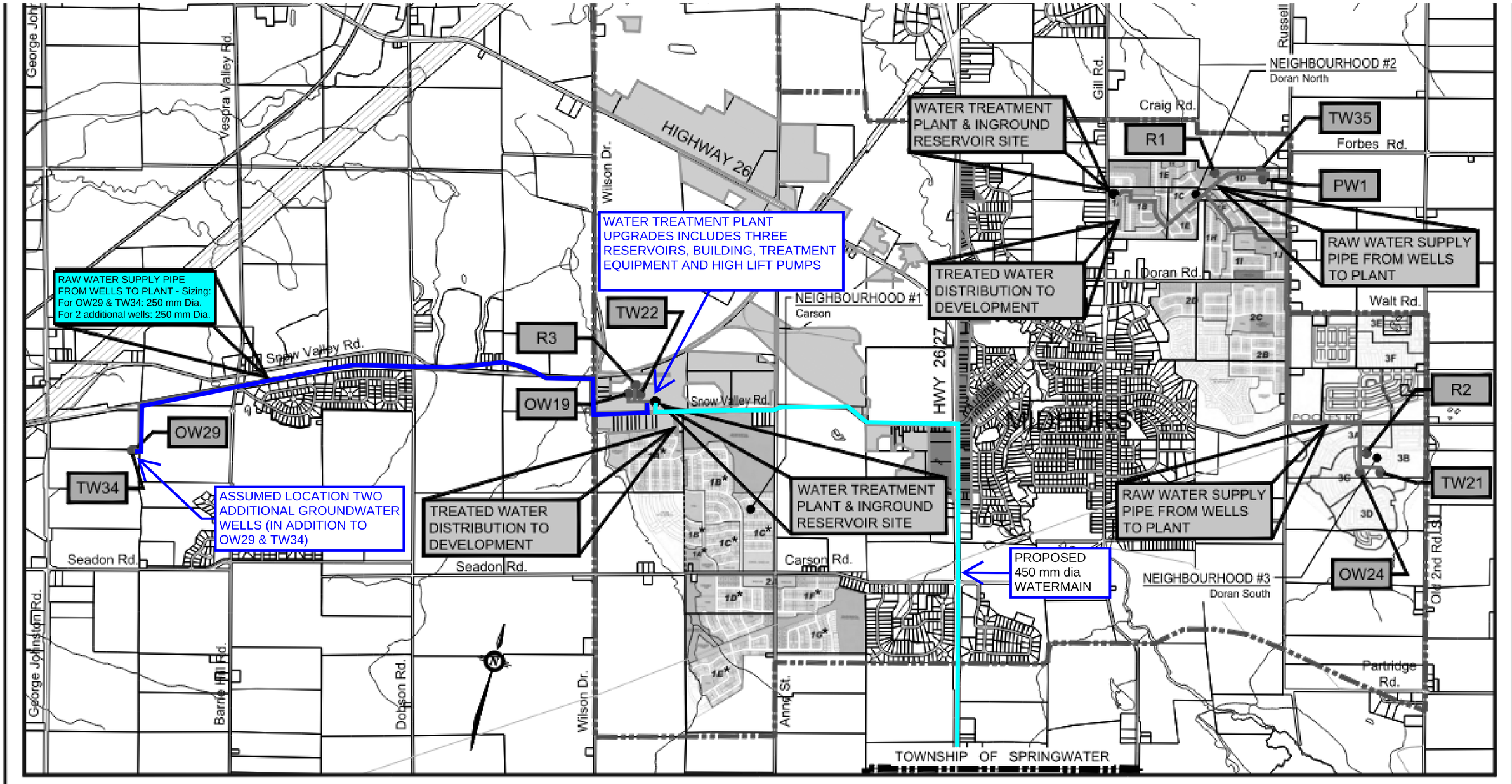
PROPOSED WASTEWATER COLLECTION AND TREATMENT SYSTEM

(c/w DRAINAGE AREAS) - MODIFIED FOR BAYFIELD SERVICING

AINLEYGROUP FILE No. 113027

OCTOBER 2016

DWG. 113027-OP6



OVERALL PLAN

PROPOSED WATER SUPPLY AND DISTRIBUTION SYSTEM

- MODIFIED FOR BAYFIELD SERVICING

AINLEYGROUP FILE No. 113027

JUNE 2016

SCALE: 1:85000

DWG. 113027-OP3